

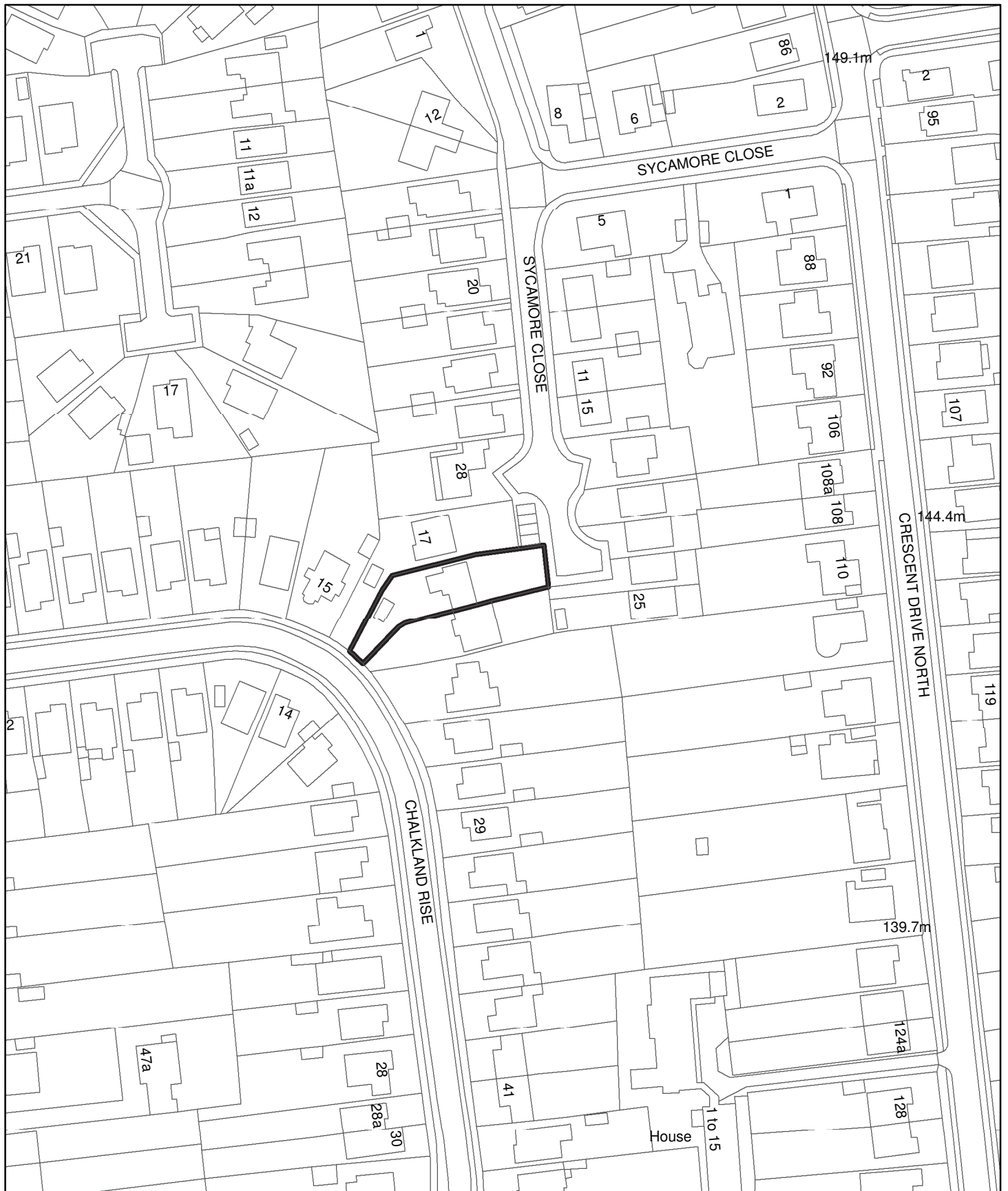
**PLANS LIST
ITEM G**

19 Chalkland Rise, Brighton

**BH2012/01712
Householder planning**

08 AUGUST 2012

BH2012/01712 19 Chalkland Rise, Woodingdean



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2012/01712	<u>Ward:</u>	WOODINGDEAN
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	19 Chalkland Rise, Brighton		
<u>Proposal:</u>	Removal of existing conservatory and chimney breast and erection of combined ground floor and roof extension to rear incorporating loft conversion to provide 3no bedrooms, rear dormer and barn end extension to side creating a chalet bungalow. Installation of 3no rooflights to front elevation.		
<u>Officer:</u>	Pete Campbell Tel: 292359	<u>Valid Date:</u>	06/06/2012
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	01 August 2012
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	BPM, 31a Warmdene Road, Brighton		
<u>Applicant:</u>	Mr Andy Lloyd, 19 Chalkland Rise, Brighton		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **REFUSE** planning permission for the reasons set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site relates to a semi-detached bungalow on the east side of Chalkland Rise. The property is situated on a long thin plot at a point where Chalkland Rise bends to the west. The rear garden of the property adjoins Sycamore Close to the east. At the eastern end of the rear garden an outbuilding is in place.

3 RELEVANT HISTORY

19 Chalkland Rise

BH2012/00800: Removal of existing conservatory and chimney breast and erection of combined ground floor and roof extension to the rear incorporating loft conversion to provide 3no bedrooms, rear dormer and hip to gable roof extension to side creating a chalet bungalow. Installation of 3no rooflights to front. Refused 22/05/2012.

21 Chalkland Rise

BH2011/03484: Certificate of lawfulness for a proposed loft conversion incorporating rear dormers and rooflights to front roofslope with associated external alterations including lowering of ridge height. Approved 19/01/2012.

4 THE APPLICATION

- 4.1 Planning permission is sought for the removal of an existing conservatory and chimney breast and the erection of a combined ground floor and roof extension to the rear, incorporating a loft conversion providing 3 new bedrooms. The

scheme includes a rear dormer and a barn end extension to the north side of the dwelling. Three rooflights are proposed to the front roofslope.

5 PUBLICITY & CONSULTATIONS

External:

5.1 **Neighbours: Ten (10)** letters of representation have been received, **(21 Lower Bevendean Avenue, 18 Cracklebury Close, (Hailsham), 40 Romans Way, 5 Alma Street, (Lancing), 6 Sherbourne Way, 14, 21 and 23 Chalkland Rise, 90 The Gardens, Prambles, (Ovingdean), supporting** the application for the following reasons:

- The proposal is in-line with the extension works that have taken place at the immediate neighbouring property of no.21 Chalkland Rise and therefore the properties will look very similar.
- The design would complement the neighbouring property.
- The application does not extend over the boundary line.
- Both the neighbouring properties on either side have been extended.
- The family at no.19 Chalkland Rise are in need of more family space as the family is enlarging.

6 MATERIAL CONSIDERATIONS

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

6.2 The development plan is:

- The Regional Spatial Strategy, The South East Plan (6 May 2009);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999);
- East Sussex and Brighton & Hove Waste Local Plan (February 2006);
- Brighton & Hove Local Plan 2005 (saved policies post 2004).

6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.

6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development.

6.5 All material considerations and any policy conflicts are identified in the considerations and assessment section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

- | | |
|------|----------------------------|
| QD14 | Extensions and alterations |
| QD27 | Protection of amenity |

Supplementary Planning Guidance:
SPGBH1 Roof Alterations & Extensions

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the development upon the appearance of the property and the surrounding area and the effect upon the residential amenity of neighbouring occupiers.
- 8.2 A previous application at the same address sought permission for a very similar scheme which was refused on 22/05/2012. The application was refused for the following reasons:
1. The size and design of the proposed extension would adversely impact upon the appearance and character of the dwelling and the neighbouring properties.
 2. The proposal by reason of its size, height and location close to the north boundary edge would incur both a loss of light to the ground floor windows and an increased sense of enclosure to the neighbouring property of no.17 Chalkland Rise and as a consequence harm the amenity of the occupants.
- 8.3 The current application varies from the previously refused application in one way. The hip to gable roof extension to the north side of the property has been revised to a fractionally smaller barn end extension. An obscure glazed 1st floor side window which related to a bathroom and was positioned on this section of the roof extension has as a consequence been removed from the proposal. This window was not considered as key to the refusal of the previous application.

Planning Policy:

- 8.4 Policy QD14 of the Brighton & Hove Local Plan states that planning permission for extensions or alterations to existing buildings, including the formation of rooms in the roof, will only be granted if the proposed development:
- a) is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;
 - b) would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
 - c) takes account of the existing space around buildings and the character of the area and an appropriate gap is retained between the extension and the joint boundary to prevent a terracing effect where this would be detrimental to the character of the area; and
 - d) uses materials sympathetic to the parent building.
- 8.5 In considering whether to grant planning permission for extensions to residential and commercial properties, account will be taken of sunlight and daylight factors, together with orientation, slope, overall height relationships, existing boundary treatment and how overbearing the proposal will be.
- 8.6 Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause

material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

Design:

- 8.7 The application proposes the removal of an existing conservatory and chimney breast and the erection of a combined ground floor and roof extension to the rear. The extension would project 3.5m from the existing kitchen wall. The loft would be converted creating 3 new bedrooms. A dormer with 3 large windows would be constructed from the new rear roofslope. The dormer would measure 7.1m in width and be 2.2m in height. A fourth large window would also be inserted to the roof extension at the side of the dormer. At ground floor level, 2 sets of patio doors would be installed opening to the rear garden. To the north side of the property a barn end roof extension would be incorporated. Three rooflights are also proposed to the front roofslope.
- 8.8 The neighbouring property of no.21 has undergone extension works including the conversion of the loft and sizable dormers to the rear. A certificate of lawfulness was issued for works at no.21 in 2011.
- 8.9 The overall impact of the proposed works would significantly alter the appearance and character of the bungalow, adding considerable size to the building. The entire rear elevation of the original property from ground level to the ridge of the roof would effectively be extended 3.5m. The barn end extension adds further bulk to the proposal. Combined with the sizable dormer, which stretches 7.1m across the rear roofslope, the overall impact is that the original form and character of the dwelling is all but lost.
- 8.10 An attempt has been made to relate the works to that of the neighbouring attached property. However, the proposal goes beyond the scale of the works completed at no.21 (which in any case, would have been unlikely to have received planning permission had the work not been permitted development). The dormer is overly large and would dominate the rear elevation of the house. The proposed rear windows at roof level are equally unsympathetic to the design of the existing dwelling. A design incorporating twin dormers and glazing of a more appropriate scale would be preferable. The end result of the proposed design at the rear is too far removed from the original property to be deemed appropriate in terms of design.
- 8.11 Similarly, at the front of the property, the proposed rooflights do not relate particularly well to the existing form of the dwelling in terms of scale or positioning.

Impact on Amenity:

- 8.12 The dwelling would be extended at the rear to be roughly in-line with the attached neighbouring property of no.21. At the rear of the garden an outbuildings screens the site to the east. The south boundary of the site has a wooden fence in place which is lined with thick vegetation. This provides a measure of screening between the two properties and helps to reduce the impact of the proposal on the amenity of the occupiers of no.21. The patio doors

would effectively be screened to this side and would not impact neighbouring amenity. The dormer windows and the fourth rear window that would be installed as part of the loft conversion would all face on to the rear garden. The windows would to an extent overlook the rear garden of no.21. Should the development go ahead the two attached properties of nos.19 and 21 would experience a similar level of overlooking from the neighbouring dormer windows. This is not judged to be overly harmful.

- 8.13 The front rooflights would not provide direct views of the surrounding area and so would not impact neighbouring amenity.
- 8.14 The proposal would add considerable length to the property in close proximity to the boundary with no.17. The barn end extension of the roof shifts the bulk of the building over towards the north boundary. The combined extension at ground floor and roof level then increases this impact further by substantially enlarging the north elevation. While the rear projecting extension works are stepped back around 0.5m from the original side wall, the overall impact of a considerably larger side elevation to the property would still be imposed upon the neighbouring property. It is considered that the scale of the development in such close proximity to the boundary edge would be overbearing and create an increased sense of enclosure upon to the neighbouring property of no.17.
- 8.15 The increased bulk close to the north boundary is also judged to impact upon the neighbouring ground floor windows. Four ground floor windows are located on the side elevation of the neighbouring property. The two windows furthest to the rear of the property would be most impacted upon, which are thought to relate to a kitchen. While it is accepted that light to these neighbouring windows is already to an extent blocked, it is considered that the proposal would result in an increased loss of daylight to the two rear most windows.

Other Considerations:

- 8.16 It is considered that the reasons for refusal for the previous very similar scheme, (BH2012/00800), have not been adequately addressed. The revised design does not go far enough to reduce the impact caused to the amenity of the neighbouring occupants of no.17 Chalkland Rise.

9 CONCLUSION

- 9.1 In conclusion the proposal is considered to be unacceptable. The scheme would result in harm to neighbouring amenity and in terms of design. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

10 EQUALITIES

- 10.1 No impact.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

1. The proposed extension by reason of its size and design would have an adverse impact on the appearance and character of the dwelling, and the neighbouring properties, and as such is contrary to policy QD14 of the Brighton & Hove Local Plan.
2. The proposal, by reason of its size, height and location close to the north boundary edge would result in both a loss of light to the ground floor windows and an increased sense of enclosure to the neighbouring property. Consequently harm would be caused to the amenity of the occupants of no.17 Chalkland Rise. The proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

11.2 Informative:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Location plan and block plan			06/06/2012
Existing floor plans, section and elevations	840 / 01		06/06/2012
2 Proposed plans, section and elevations	840 / 02A		06/06/2012